WILLOWGREEN

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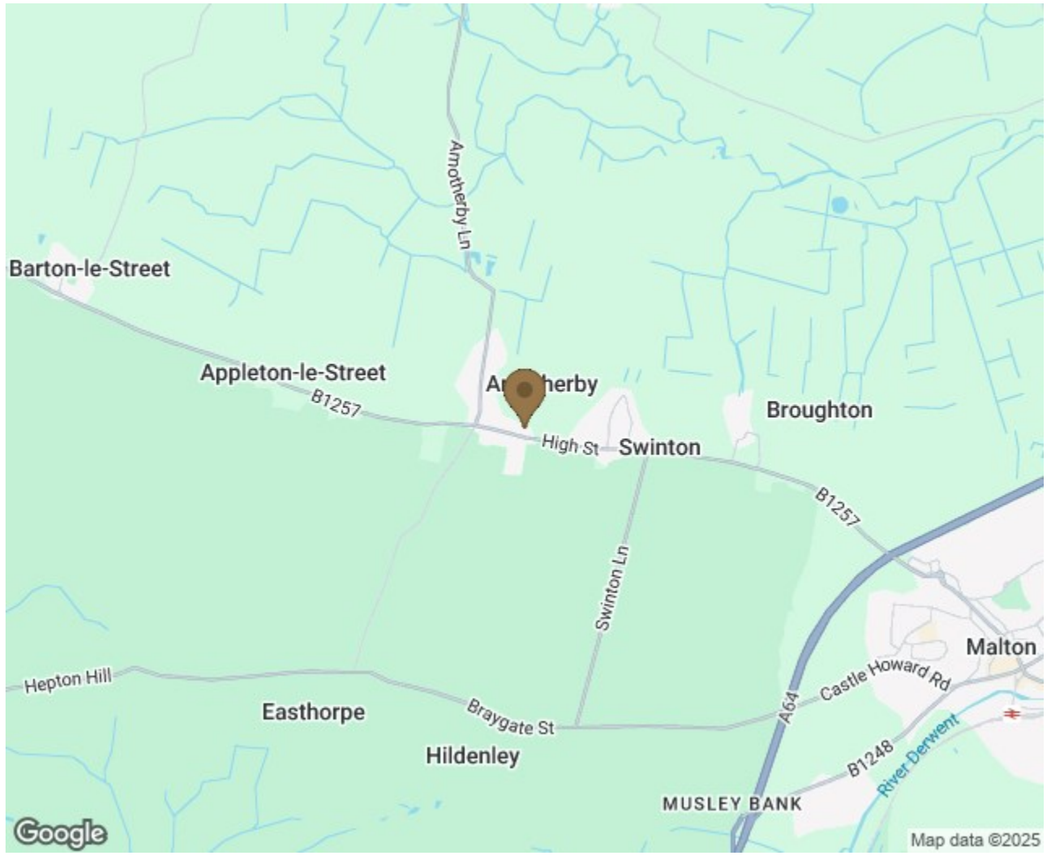


12, Eastfield, Amotherby, YO17 6TJ
Guide price £250,000

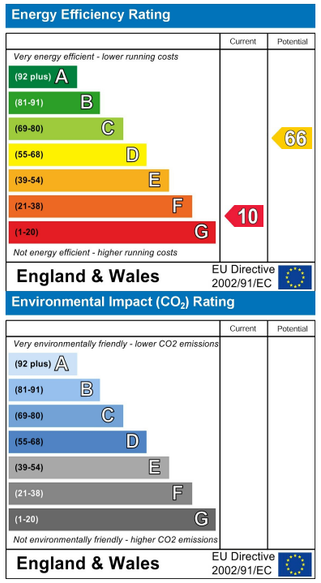
Exciting Opportunity – 3-Bedroom Semi-Detached Home in Need of Refurbishment

This three-bedroom semi-detached property presents a fantastic opportunity for those looking to put their own stamp on a home. In need of refurbishment, this spacious property offers huge potential to be transformed into a stunning family home.

Situated in a sought-after residential area, the house boasts a generous layout, including a bright and airy living room, a good-sized kitchen, and three well-proportioned bedrooms. The property also benefits from a sizeable garden, ideal for outdoor entertaining and family activities.

With excellent local schools, amenities, and transport links nearby, this home is perfectly positioned for families and commuters alike. Whether you're an investor, a first-time buyer, or looking for a project, this is a fantastic opportunity to create a beautiful home tailored to your own style.

Don't miss out—book a viewing today!



Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances,electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515

The Property Ombudsman | naea | propertymark PROTECTED | safeagent

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6-8 Market St, Malton, North Yorkshire YO17 7LY

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LOCATION
Nestled in the picturesque countryside of North Yorkshire, the charming village of Amotherby offers an idyllic blend of rural tranquility and convenient access to nearby market towns. Just a short drive from Malton—renowned for its food festivals and independent shops—Amotherby boasts a strong sense of community, a well-regarded primary school, and a welcoming village pub.

Surrounded by rolling fields and scenic walking trails, this sought-after location provides the perfect balance of peaceful village living with excellent transport links. The A64 offers easy access to York, Leeds, and the stunning North York Moors, making Amotherby an ideal choice for those seeking a countryside retreat with modern-day connectivity.

Whether you're looking for a family-friendly community, a charming rural escape, or a well-positioned base to explore North Yorkshire, Amotherby presents a fantastic opportunity to enjoy the best of village life.

KITCHEN
13'11" x 6'8" (4.25 x 2.05)

DINING ROOM
14'8" x 10'8" (4.49 x 3.26)

LIVING ROOM
12'0" x 10'9" (3.66 x 3.29)

HALLWAY
3'4" x 10'9" (1.04 x 3.28)

LARDER
2'4" x 6'2" (0.72 x 1.88)

WC
6'0" x 2'7" (1.84 x 0.79)

STORAGE ROOM
6'2" x 4'5" (1.88 x 1.35)

STORAGE ROOM
7'4" x 6'0" (2.25 x 1.84)

GARAGE
17'5" x 14'1" (5.33 x 4.31)

BATHROOM
8'5" x 7'4" (2.58 x 2.24)

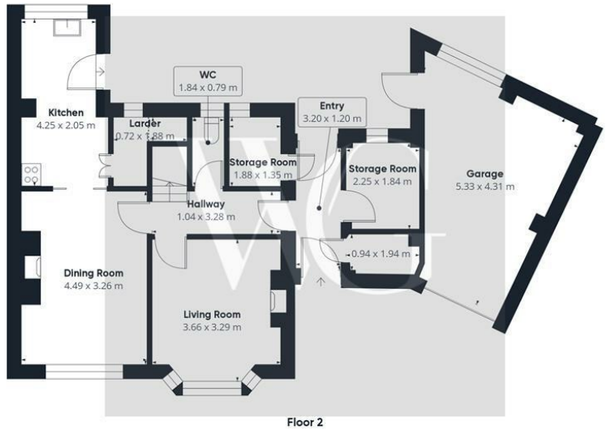
LANDING
2'10" x 6'2" (0.87 x 1.89)

BEDROOM 1
12'1" x 10'6" (3.70 x 3.22)

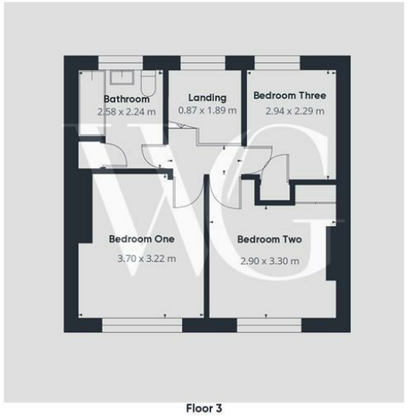
BEDROOM 2
9'6" x 10'9" (2.90 x 3.30)

BEDROOM 3
9'7" x 7'6" (2.94 x 2.29)

COUNCIL TAX BAND C



Floor 2



Floor 3

Approximate total area(1)
109.18 m²

Reduced headroom
0.73 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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